

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
828-4966

Project Name: Brice Lambrix/Urban Village 1

Case #: 56-R-02

Date: May 14, 2002

Comments:

No Comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Community Redevelopment Agency
(Community & Economic Development)

Member(s): Stephen A. David
828-4507
Helen Grey 828-5018
Brenda Kelly 828-5422

Project Name: Urban Village-1

Case#: 56-R-02

Date: May 14, 2002

Comments:

Given that the above referenced project is located in the Northwest Progresso-Flagler Heights/CRA District, CRA comments are based on maintaining consistency with development goals and objectives established for the Flagler Heights Urban Village including directives established in the "Flagler Heights Urban Village Space Improvement Plan".

1. Identify square objects illustrated on the west side of proposed development in landscaped islands. (Page SP-2).
2. Show existing street lighting on site plan and provide lighting specifications.
3. Does proposed curbing tie in satisfactorily to the existing curbing?
4. Indicate all locations of above ground features for dry utilities.
5. How are owner/occupied units enforced? Sublet?

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Urban Village 1
4 MF Units & 0.9K sq ft office
636 N.E. 1 Avenue

Case #: 56-R-02

Date: May 14, 2002

Comments:

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. These plans shall be presented to Helen Gray (CRA Engineering Design Manager) for review prior to requesting final DRC authorization.
3. These plans contain the following plans prepared by the architect for service to the building:
 - a. Grading & Drainage Facilities Plan
 - b. Utility Plan
 - c. Irrigation Plan
 - d. Lighting Plan
4. The grading and drainage plan requires preparation from a certified surveyor's topographical survey. Elevations shall be referenced in decimal format. The plan contains a mixture of decimal and architectural units (feet and inches). Grades should be reported on approximately 25.0 foot grid and along road crown, edge of street, edge of proposed parking, swale and sidewalk back.
5. The water services to the site are not sized and do not require realignment for entry to drive aisles. Please discuss requirements for these systems with the Engineering staff.
6. Meters shall be placed in boxes within and at back of the proposed sidewalk.
7. It is not apparent that there is an irrigation water service provided from the City's water main.

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8. The City's standard water detail sheet shall be inserted into the drawings. Obtain this from the Engineering Department's portion of City's web site or from Arlen Erdmann, Engineering Asst. at City Hall (4th floor).
9. Provide survey stationing for existing sanitary sewer lateral services from the Engineering Department records, or indicate stationing and property line offsets for new laterals to be provided for this project.
10. It appears that the parking spaces shown on the Site Layout Plan do not conform to the City's standard minimum space dimensions. These spaces shall be 8'-8" by 24' (parallel) or 18' long standard. Handicapped parking spaces shall be 12' by 18' long per 47-20.11.
11. A twenty-two (22) foot stacking distance is required from the property line to any gate.
12. Please note that doors cannot open into the drive aisle as shown.
13. Please dimension the width of the proposed one-way drive through the building.
14. The building appears to encroach into the alley reservation in the rear of the site. This alley must be either vacated or improved for all public use if it is to be utilized for site circulation.
15. The landscaping plan shows proposed trees to be planted within the alley reservation. These trees shall be located on the owner's property unless this alley is vacated prior to this site plan being approved.
16. The fence shown into the alley is also considered an unauthorized encroachment and shall be relocated out of the alley.
17. A minimum of ten (10) feet radii shall be provided for all entrances from the public right of way.
18. The circulation in the rear of the building through the one way drive is apparently extremely narrow. Please apply a standard AASHTO "P" vehicular template through all turn movements required to ensure adequate design criteria are met for access and circulation.
19. A clear ten (10) foot sight triangle is required at the point of exit from this site to N.E. 1 Avenue. The wall encroaches into the required clear area, as measured along the property line and along the edge of the driveway.
20. A stop sign and bar shall be designed for the exit to N.E. 1 Avenue. The location shall be a minimum of four (4) feet prior to the sidewalk location on the site.

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21. Discuss the uses existing on the opposite side of N.E. 1 Avenue where parallel parking is proposed. These spaces require a review by the Department for any impacts to the property owner along this side of the street. Any authorization to install such parking cannot prohibit vehicular access requirements for that site.
22. The parallel parking design indicates that a 10 ft. trench drain will be supplied. Please note that an engineered paving and drainage plan is necessary and further evaluation of requirements for valley gutter, type of curbing, and type and extent of an eventual drainage system shall be as directed by the Office of the City Engineer. It is likely that exfiltration trench or a positive drainage system will be prescribed for this improved right of way.
23. A maintenance bond is required for all paving bricks placed in the public right of way in the amount of eighteen (18%) percent of the construction cost for placement of them. This bond assists in funding the maintenance by City for the alternate materials (to Department Standards) and is due prior to the issuance of the engineering permit to install them.
24. The owner is hereby notified to locate any and all overhead utility electric or lighting facilities which may conflict with placement of accesses or parking areas so that adequate time is allowed to evaluate whether or how these facilities can be relocated. Alternative design location for access or parking areas is preferred to moving the existing facilities and may be directed by the Office of the City Engineer in the event this problem exists.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Bruce Lambrix/Urban Village

Case #: 56-R-02

Date: 5-14-02

Comments:

- 1) Fire sprinkler system required at permit. See 903.8.2 FBC.
- 2) Flow test required.
- 3) Civil plan required showing fire main, hydrants, DDC.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Brice Lambrix

Case #: 56-R-02

Date: 05/14/02

Comments:

1. Street tree requirements in the R.A.C. district are that ½ of the street trees to be shade trees. Shade trees to be min. 14' ht., 8' spread with 6' ground clearance. Ornamental trees to be 12' x 6' x 6'. Palms to be min. 18' overall ht., with 8' of wood.
2. Add rain sensor requirement to irrigation note.
3. Provide a list of the exiting trees and palms on site, their names and sizes, and their disposition (to remain, be relocated, or be removed). Provide the calculations for their equivalent replacement above min. site Code requirements.
4. Signoff plan to contain the name and the seal of the Landscape Architect who prepared the plan.
5. Make sure that any utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Donald Morris
828-5265

Project Name: Urban Village

Case #: 56-R-02

Date: May 14, 2002

Project Description:

The petitioners propose to construct a mixed-use development consisting of four (4) residential units totaling 6,263 SF and 921 SF of office, for a total of 7,184 SF. The property is located in the RAC-UV zoning district. This development will use reserve units and thus requires Level II Site Plan Review (DRC) and is subject to City Commission Request for Review (CRR).

Comments:

1. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal meets Neighborhood Compatibility Requirements of Section 47-25.3.
 - c. Method of solid waste disposal.
 - d. How this proposal complies with the architectural design criteria of Section 47-13.20 B 3.
2. Provide a copy of the most current recorded plat and amendments for the proposed site.
3. The 7.5' alley located on the East end of the property will need to be vacated before building permits are issued.
4. Provide color and materials information for all exterior surfaces on all elevation drawings.
5. Indicate uses of adjacent structures on the site plan.
6. All private drives shall comply with engineering standards (47-20.5 (B)). Discuss circulation standards with engineering representative.
7. Consider rounding off landscaping islands to improve parking maneuverability.
8. Provide a seven (7) foot wide public sidewalk along N.E. 1st Avenue.
9. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
10. Landscaping shall conform to Section 47-21. Street trees shall be provided pursuant to Section 47-13.20 H 7 and 47-13.20 H 8. Discuss landscape improvements and street tree spacing with landscaping representative.
11. Provide references from the Northwest-Progresso-Flagler Heights Redevelopment Plan that supports this proposal, or a letter of support from the Northwest CRA staff.

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12. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that allows for the allocation of residential "RESERVE" units into two distinct areas North and South of Broward Boulevard.

As a result of the allocation of residential units to previously submitted development proposals, there are limited amount of residential units available for your project #56-R-02 requesting 4 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval.

Currently there are 229 reserve units and 27 bonus density affordable housing units available in the Northern portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. This amendment is not expected to be adopted by the City of Fort Lauderdale until completion of the proposed Downtown Master Plan. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

It appears that your project is less than 50 units per acre density and will be able to utilize the reserve units. These units are allocated in accordance with the provisions in Section 47-28.1.L. of the ULDR (adopted in ordinance C-01-17 on May 1, 2001). This section requires that the applicant demonstrate that the use of reserve dwelling units supports the goals, objectives and policies of the City of Fort Lauderdale's Comprehensive Plan. Submit a narrative demonstrating how the proposed project supports and implements specific goals, objectives and policies of the city's Comprehensive Plan

13. Additional comments may be forthcoming.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Brice Lambriz/Urban Village 1

Case #: 57-R-01

Date: May 14, 2002

Comments:

Recommend 8' high vertical bar fencing. (Increase protection/enhance property)

What height is the pedestrian entry gate?

Recommend that each unit have the capacity to monitor (visually see) their guest upon announcement.

How many parking spaces are assigned to each unit?

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: TCB Hangars

Case #: 52-R-02

Date: May 14, 2002

Comments:

1. Provide photometric lighting in accordance with Sec. 47-20.14 prior to final DRC review.
2. Airport Manager and FAA approval required prior to final DRC review.
3. Signs shall comply with Sec. 47-22.